

Master Plan Amendment Gets Sewer/Water Hook Up For Route 108 Religious Facility

(continued from page 1)

acres on Route 108, about a thousand feet west of Eliot's Oak Road.

Its request to be included in the planned service area for water and sewer falls in line with a recently added amendment to the county's General Plan. The amendment allows religious facilities as well as public, charitable, philanthropic or academic

institutions located on the fringes of the metropolitan water and sewer district the right to hook up.

It's about public safety, commented Planning Board member Linda Dombrowski, such as a sprinkler system would provide.

The amendment is one of several goals of General Plan 2000, the county's 20-year blueprint for the future. It's a decision-making tool the county uses to

determine growth issues such as land use, land conservation, parks, transportation needs, housing stock, historic preservation and environmental protection.

Back in May, County Executive James Robey together with the County Council appointed members to a committee to monitor and evaluate the progress of the General Plan, which Robey called "not just a

printed document but an ongoing process."

"I'm pleased that we've been able to accomplish many of the priorities established by the General Plan, and we're now ready to tackle the tasks scheduled for implementation during the second phase of our reporting period," said Robey.

According to the Monitoring Report, significant progress has been made in limiting the num-

ber of housing allocations in the rural west and through the creation of a special designation for senior housing.

The Route 1 Revitalization Study has been completed and zoning amendments for conditional uses, senior housing, agribusiness and rural subdivision designs have all been completed as well.

A new position, that of Hearing Examiner, is now in place to help the Board of Appeals with its caseload.

The report also cites such accomplishments as changes made in the Adequate Public Facilities Allocation Chart, which includes lower residential growth targets, designed to keep schools from being overcrowded.

It also calls upon the school system to use its current facilities as a way of relieving overcrowding and suggests a further collaboration between the school system and the county to bring parity between old and new schools.

It praises the county's continued acquisition of preservation easements through subdivision dedications but calls for the county to step up its purchase of more developmental rights.

The General Plan Monitoring Committee is meeting this month to review citizen comments before it presents a final version of its report to the Planning Board, scheduled for Oct. 2 at 7:30 p.m.

The Monitoring Report is available for review on-line at www.co.ho.md.us.

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The View

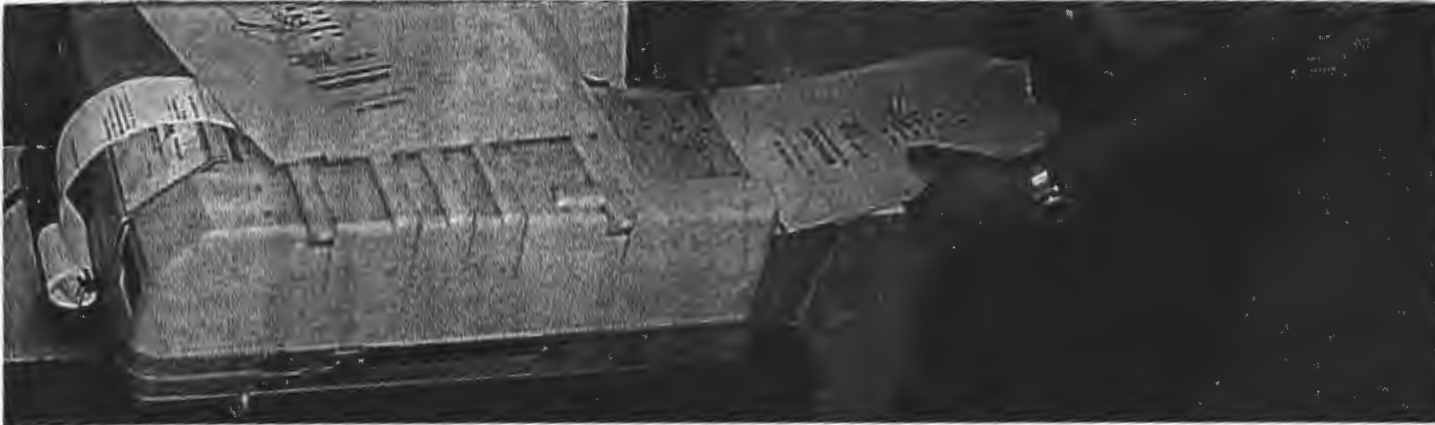
VOL. 6 NO. 28

ZIP PUBLISHING, INC.

SEPTEMBER 12, 2002



FOOTBALL HERO. Remember "The Greatest Game Ever Played"? Art DeCarlo Was In It, for the Colts! - See page 18.



RAHUL CHADHA

At the Elkridge Café on Route 1 they know Clark Schoeffield by name. "So today's the big day?" the waitress questions Clark, who nods in agreement.

He sizes up the menu for a few minutes before settling on a ham and cheese omelet.

"I knew you were going to order that," the

waitress tells him.

"It's what I always get," Clark admits, somewhat sheepishly.

At 7 in the morning, Clark has rallied his troops for a last-minute campaign blitz. The polls have just opened and the Republican voters in Howard County will soon be determining who will get the nod to run for county executive on the GOP ticket in November. Schoeffield is hop-

ing it will be him.

Clustered at a table in the café, Clark's volunteer staff, sporting white T-shirts with the words "Vote Clark" emblazoned on the front in large red lettering, debate their method of attack for the day. Although some of them rose at 3 a.m. to affix campaign signs, there are still a few spots

(Continued on page 5)

Sewer, Water Hook Up Allowed By Amendment

JACQUELINE BURRELL

In a unanimous vote, the Planning Board recommended approval to an amendment of the county's General Plan, which will allow a religious facility on Route 108 in Clarksville to hook up to public water and sewer.

Dar Al Taqwa is a mosque located on just under seven

(continued on page 4)

- Help Me 
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- Map Exit 



Disclaimer: Howard County, Maryland assumes no responsibility for the accuracy of the map or the information contained herein or derived therefrom. The buyer and seller assumes all risks and liabilities whatsoever resulting from or arising out of the use of this map. There are no oral agreements or warranties relating to this sale and purchase of this map.

Friday, June 10 2005 | 1:19:49 PM | @763

Contacts: John Bussiere (x3044) Virginia Peterman (x3659) Yut Phasukyued (x3093) Robert Slivinsky (x3094)

DAR AL TAQWA

10740 Route 108 Ellicott City, MD 21042
Tel # (410) 997-5711, Fax (410) 381-0063, www.taqwa.net

December 12, 2003

Mr. Frank Alfano
Howard County Bureau of Environmental Health
3525_H Ellicott City Dr.
Ellicott City, Maryland. 21043

Re: Dar Al Taqwa, Inc.
Building Permit # B00139185

Dear Mr. Alfano

As part of the site development, at the time of extending the public water, Dar Al Taqwa will notify the plumber to protect the waterline at the point of crossing over the septic line. This protection will be in according to the Howard County Bureau of Environmental Health rules and regulations. In addition, after extending the public water to the existing building, it's existing well will be closed and sealed by a licensed well driller.

Should you have any further questions or concerns, please do not hesitate to call me.

Very truly yours,
Dar Al Taqwa, Inc.



Sayed Hassan
President

B 1 2514

SEQUENCE NO. (MDE USE ONLY)

STATE OF MARYLAND PERMIT TO DRILL WELL

STATE PERMIT NUMBER

HO-94-3431

W516872 please print or type

fill in this form completely

Date Received (APA) 8 MM DD YY 13
OWNER INFORMATION
HUSSAN SAYED
9467 VOLLMERHAUSEN DR
COLUMBIA, MD 21046

LOCATION OF WELL
Howard
B COUNTY
Dar Al-Taqua Property
Columbia
52 NEAREST TOWN

DRILLER INFORMATION
George F. Easterday
L. Franklin Easterday, Inc
9265 Brown Church Rd., MT. Airy, MD 20854

10740 Clarksville Pike
NEAR WHAT ROAD
ON WHICH SIDE OF ROAD
DISTANCE FROM ROAD
TAX MAP: 29 BLK: PARCEL 12

WELL INFORMATION
APPROX. PUMPING RATE (GAL. PER MIN.) 5
AVERAGE DAILY QUANTITY NEEDED (GAL. PER DAY) 500

USE FOR WATER (CIRCLE APPROPRIATE BOX)
D DOMESTIC POTABLE SUPPLY & RESIDENTIAL IRRIGATION
F FARMING (LIVESTOCK WATERING & AGRICULTURAL IRRIGATION)
I INDUSTRIAL, COMMERCIAL, DEWATERING
P PUBLIC WATER SUPPLY WELL
T TEST, OBSERVATION, MONITORING
G GEO-THERMAL

NOT TO BE FILLED IN BY DRILLER
HEALTH DEPARTMENT APPROVAL
Howard
COUNTY NAME
STATE SIGNATURE
DATE ISSUED 7/16/02
CO SIGNATURE
EAST GRID 510 000
WEST GRID 510 000

APPROXIMATE DEPTH OF WELL 300 FEET

APPROXIMATE DIAMETER OF WELL 6 INCH

METHOD OF DRILLING (circle one)
BORED (or Augered)
AIR-ROTARY
CABLE
other

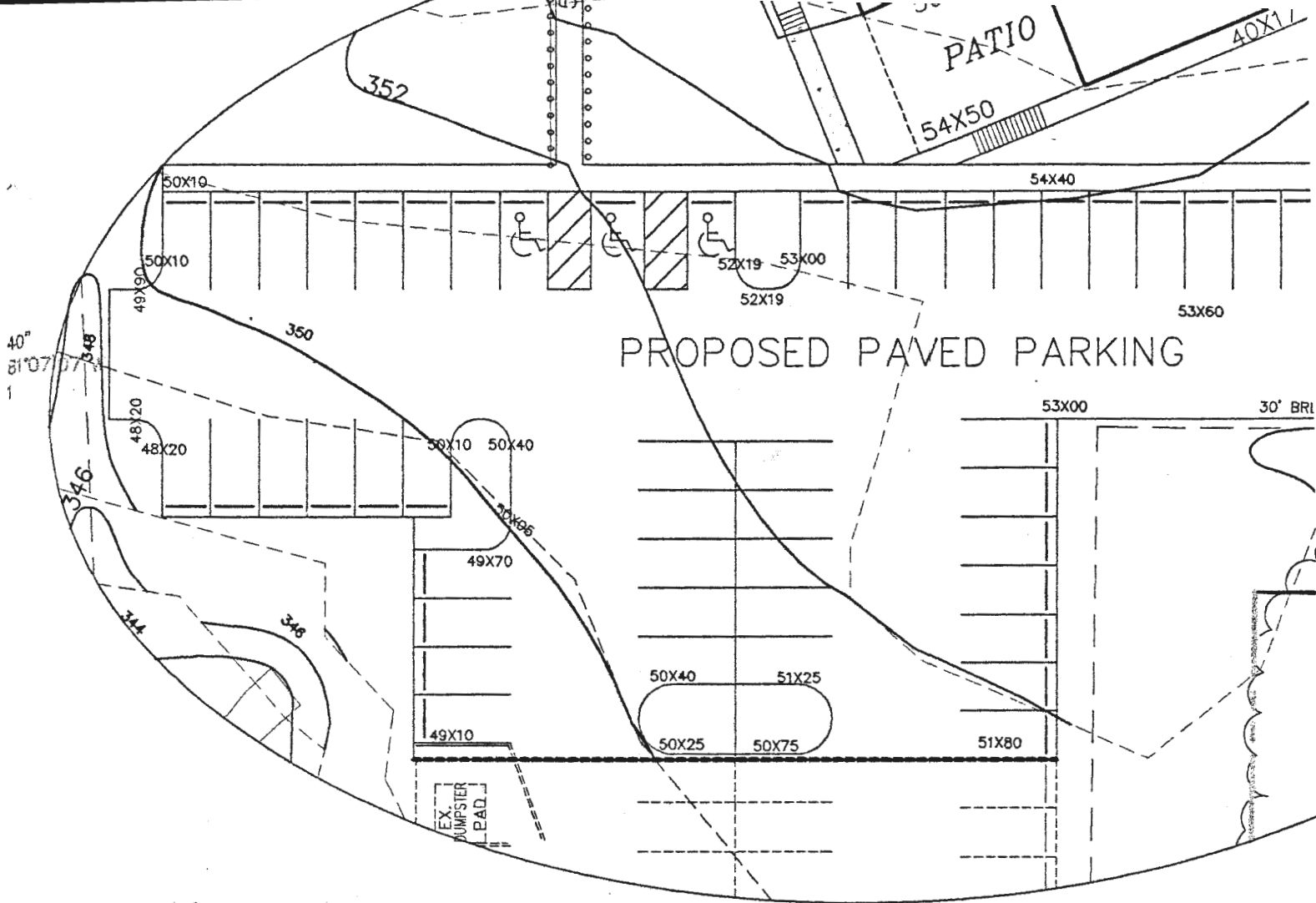
REPLACEMENT OR DEEPEMED WELLS (CIRCLE APPROPRIATE BOX)
N THIS WELL WILL NOT REPLACE AN EXISTING WELL
Y THIS WELL WILL REPLACE A WELL THAT WILL BE ABANDONED AND SEALED
S THIS WELL WILL REPLACE A WELL THAT WILL BE USED AS A STANDBY-CONTACT LOCAL APPROVING AUTHORITY FOR POLICY ON STANDBY WELLS
D THIS WELL WILL DEEPEMED AN EXISTING WELL

RECEIVED
JUL 17 2002
L. FRANKLIN EASTERDAY INC.
WRITE THE BOX NUMBER FROM THE MAP HERE
E 510 000
N 510 000

Not to be filled in by driller (MDE OR COUNTY USE ONLY)
APPROX. PERMIT NUMBER HD2002G008
PERMIT No. HO-94-3431

DRAW A SKETCH BELOW SHOWING LOCATION OF WELL IN RELATION TO NEARBY TOWNS AND ROADS AND GIVE DISTANCE FROM WELL TO NEAREST ROAD JUNCTION
15D2
Sketch showing location of well near Marston Lane.

SPECIAL CONDITIONS
NOTE - APPROVING AUTHORITIES SHOULD USE SEPARATE SHEET IF NEEDED



PARKING LOT SPOT ELEVATION DETAIL

SCALE 1"=30'

Approved Septic System Plan,
Howard County Health Department

Ren Pinkley (SRK) 7/8/02
Signature Date

SEPTIC DESIGN

GALLONS PER DAY CRITERIA : RELIGIOUS FACILITY
120 PEOPLE MAX AT ANY TIME
(120x3)+25(FOR FOOD)= 385 GPD (USE 400 GPD MIN)
1200 GPD MAX.

TRENCHES
3' WIDE
2' DEEP (STONE) WITH 4' OF COVER
(400 GAL/DAY)
[0.8 GAL/SF/DAY X 3 FT] = 167 LF OF TRENCH



APPLYING 60% INCREASE OF ABSORPTION FACTOR
LENTGH REQUIRED= 185 LF OF TRENCH

EASEMENT AREA = 12,000 sq.ft.
4000 GALLONS PER DAY PER BUILDING
SEPTIC TANK SIZE = MIN. 1000 GALLON TANK

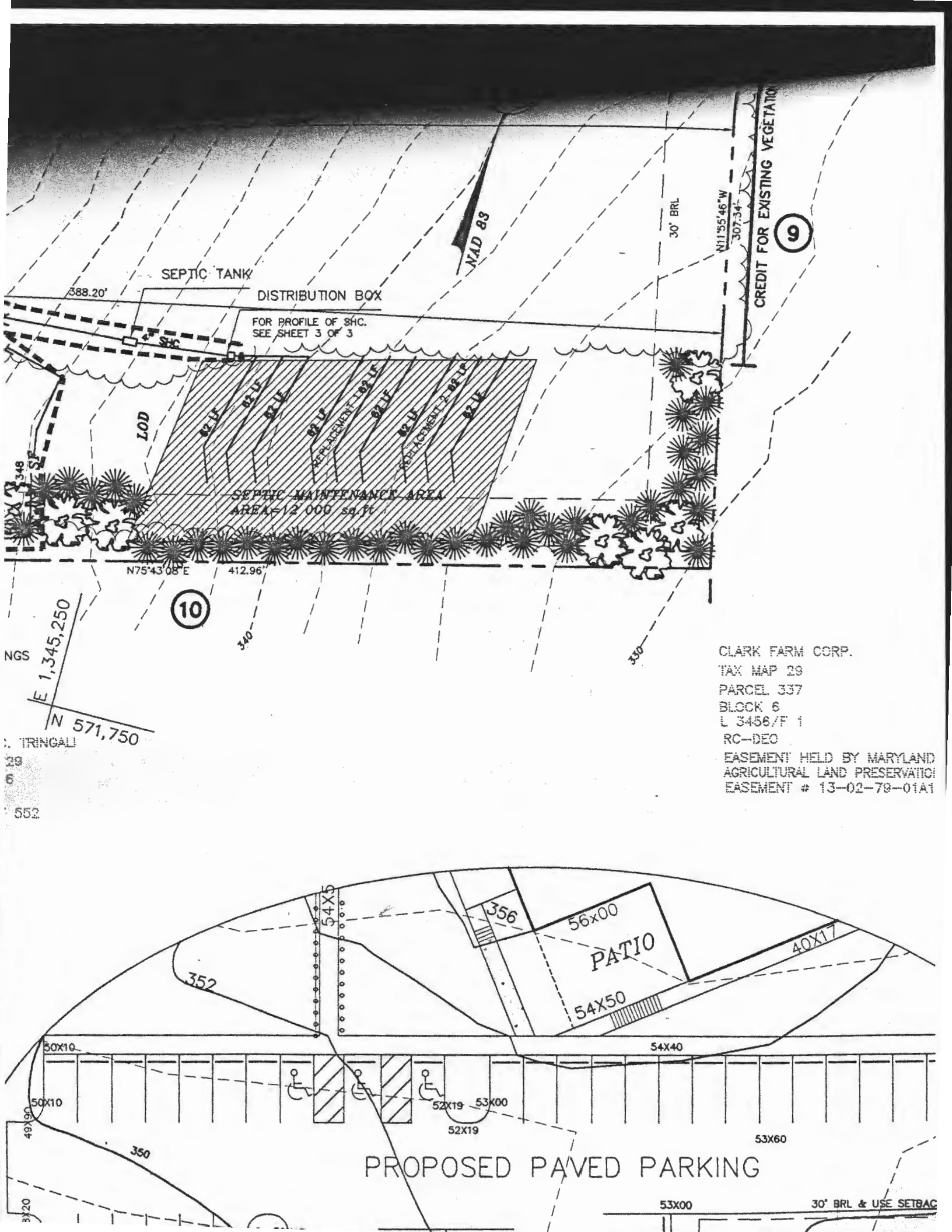
FIRST FLOOR EL.= 356.67
BASEMENT FLOOR EL.= 340.67
INV. OUT = 349

SEPTIC TANK
EX. GRADE = 346.50±
PROP. GRADE = 346.50±
INV. IN = 343.10
INV. OUT = 342.85

DISTRIBUTION BOX
EX. GRADE = 343.00 ±
PROP. GRADE = 343.00 ±
INV. = 340.50
NO GRAVITY SEWER SERVICE
TO BASEMENT

| QUANTITY | SYMBOL | BOT. |
|--------------|---|------------------|
| 13 |  | ACE |
| 55 |  | PINL |
| TOTAL | | |
| 68 | | PLANTS (13 SHADE |

LANI



SEPTIC TANK

DISTRIBUTION BOX

FOR PROFILE OF S.H.C.
SEE SHEET 3 OF 3

LOD

SEPTIC MAINTENANCE AREA
AREA=12,000 sq. ft.

CREDIT FOR EXISTING VEGETATION

9

10

CLARK FARM CORP.
TAX MAP 29
PARCEL 337
BLOCK 6
L 3458/F 1
RC-DEO
EASEMENT HELD BY MARYLAND
AGRICULTURAL LAND PRESERVATION
EASEMENT # 13-02-79-01A1

PROPOSED PAVED PARKING

30' BRL & USE SETBACK

**MILDENBERG
BOENDER & ASSOC., INC**

Engineers Planners Surveyors

FAX COVER SHEET

TO ZON PINKLEY
FIRM HOCO BUREAU OF ENV HEALTH
FAX NO _____ DATE 8/29/97
FROM JEFF SLOMAN PROJECT GLORF
DAR AL TAGWA
(HOCO # SDP-97-38)

REMARKS:

AS REQUESTED, I AM SENDING YOU A COPY OF
THE NOTES ADDED TO THE SDP REGARDING THE
EXISTING WELL AND SEPTIC SYSTEM. PLEASE
LET ME KNOW IF THEY ARE O.K.

THANKS,

Jeff Sloman

*acceptor changes are o.k
working?*


HARD COPY TO FOLLOW IN MAIL - YES

NUMBER OF PAGES SENT (INCLUDES COVER SHEET) 3

4070 Dorsey Hall Drive
Suite 202
Baltimore City, Maryland 21045

410 (410) 801-6258
410 (410) 481-5821
410 (410) 801-0130

*I called Jeff on 9/1/97 to discuss corner to well also discuss
he'd discuss others & call the book 9/14/97 RPP?
- Plans rec'd & reviewed 9/1/97 by RPP - still need minor wood changes per notes 23 & 24
bet 0 R RPP*

- 11. BUREAU OF HEALTH DEPARTMENT OF THE DISTRICT OF COLUMBIA
- 12. THERE ARE NO OTHER...
- 13.  ...
- 14. TRAFFIC CONTROL SIGNS, MARKINGS AND SIGNALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY SIGNAL.
- 15. ALL PUBLIC UTILITIES IN THE ZONE OF WORK SHALL BE IDENTIFIED WORK.
- 16. WATER IS PUBLIC IN CHARGE PER CODE
- 17. SEWER IS PRIVATE
- 18. EXISTING PUBLIC UTILITIES (WATER AND SEWER) AS BUILT WATER AND SEWER MAINS
- 19. ...
- 20. ...
- 21. ...
- 22. ...
- 23. ...
- 24. ...

25. ...
 HEALTH DEPARTMENT OF THE DISTRICT OF COLUMBIA
 SANITATION DIVISION
 and sealed
 prior to issuance of BP

Needs to done before SDP signing by us.
 before grading or start lands construction
 can place as item #1 in separate contract

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 7-18-97

P&Z File No. SDP97138

Department of Planning and Zoning

- Transportation Planning
Historic Preservation
Comprehensive Planning and Zoning Administration
Research
Address Coordinator

- Agricultural Preservation
Development Engineering Division
Forest Conservation Planner
File

Agencies

- Soil Conservation District
Department of Inspections, Licenses & Permits
Department of Fire and Rescue Services
State Highway Administration
Bureau of Environmental Health
Board of Education
Recreation and Parks

- Tax Assessment
Bell Atlantic Telephone
BG&E
Cable TV
Police
MTA
Finance
DPW, Real Estate Services
DPW, Construction and Inspection
DPW, Bureau of Utilities

RE: Dan Al Tagwa

ENCLOSED FOR YOUR THE ENCLOSED Signature Approval Original Review & Comments Files

Table with 3 columns: Plans, # of Sheets, Supplemental Documents. Lists various planning documents like Sketch Plan, Prel Equiv Sketch Plan, etc.

WAS: Received Received and Revised Tentatively Approved Approved Recorded On 7-18

COMMENTS: "Not Yet Eligible For Signature. Previously stated concerns with septic (and well) have been incompletely addressed. Engineer requested to contact Health Department to schedule a review conference." SRC/COMMENTS DUE BY: 8-12

Meeting scheduled Friday 6/10 AM 6/27/97 Board

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Division of Land Development

5-02-97

SDP 97-138

DATE: _____

P&Z File No. _____

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Comprehensive Planning and Zoning Administration
- Research
- Address Coordinator

- Agricultural Preservation
- Development Engineering Division
- Forest Conservation Planner
- File

Agencies

- Soil Conservation District
- Department of Inspections, Licenses & Permits
- Department of Fire and Rescue Services
- State Highway Administration
- Bureau of Environmental Health
- Board of Education
- Recreation and Parks

- Tax Assessment
- Bell Atlantic Telephone
- BG&E
- Cable TV
- Police
- MTA
- Finance
- DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: Dar Al Taqwa - Phase I

ENCLOSED FOR YOUR → Signature Approval Review & Comments Files
 THE ENCLOSED → Original

| Plans | # of Sheets | Supplemental Documents |
|---|-------------|--|
| <input type="checkbox"/> Sketch Plan | <u>10ED</u> | <input checked="" type="checkbox"/> Wetlands Report <i>Letter</i> |
| <input type="checkbox"/> Prel Equiv Sketch Plan | | <input type="checkbox"/> Soils/Topo Map/Drain Area Map |
| <input type="checkbox"/> Preliminary Plan | | <input type="checkbox"/> FSD/FCP/Worksheet and Application |
| <input type="checkbox"/> Final Plat | <u>1TC</u> | <input checked="" type="checkbox"/> Declaration of Intent |
| <input type="checkbox"/> Final Constr Plans (RDS) | | <input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps |
| <input type="checkbox"/> Final Development Plan | | <input type="checkbox"/> Preliminary Road Profiles |
| <input checked="" type="checkbox"/> Site Development Plan | | <input type="checkbox"/> APFO Roads Test/Mitigation Plan |
| <input type="checkbox"/> Landscape Plan | | <input type="checkbox"/> Traffic Study/Noise Study |
| <input type="checkbox"/> Grading Plan | | <input type="checkbox"/> Sight Distance Analysis |
| <input type="checkbox"/> House Type Revision Plan | | <input type="checkbox"/> Floodplain Study |
| <input type="checkbox"/> Water and Sewer Plan | <u>10ED</u> | <input checked="" type="checkbox"/> Stormwater Management Comps. |
| Applications | <u>15CS</u> | <input checked="" type="checkbox"/> Industrial Waste Survey (DPW) <i>Study</i> |
| <input type="checkbox"/> Waiver Petition Applic/Exhibit | | <input type="checkbox"/> Road Poster Form Letter |
| <input type="checkbox"/> Planning Board Applic | | <input type="checkbox"/> Response Letter |
| <input type="checkbox"/> ASDP/CSDP Application | | <input type="checkbox"/> Perc Plat |
| <input checked="" type="checkbox"/> DED Application/Checklist | | <input type="checkbox"/> Scenic Road Exhibits |
| <input checked="" type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate | | |

WAS: Received Tentatively Approved Recorded
 Received and Revised Approved On 5-02

COMMENTS: Revised plan submission required; septic system plan inadequate; engineer requested to review this and other concerns Law/Health Dept. prior to plan resubmittal SRC/COMMENTS DUE BY: 5-29

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

Paul Kelly 5/29/97

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: 9/22/94

Hearing Dates:

Planning Board 11/9/94 Board of Appeals 12/8/94 Zoning Board _____

Petition No. BA 94-37E Map No. 29 Block 11 Parcel 12 & 301 Lot _____

Return comments by 10/17/94 to Comprehensive Planning and Zoning Administration.

Location of Property: N side of Route 108

Applicant: DAR AL TAQWA, Inc.

Applicant's Address: P.O. Box 6032, Columbia, MD 21045

Owner: (if other than applicant) Lillian C. Horney

Owner's Address: 10740 Route 108, Ellicott City, MD 21042

Petition: Special exception for a religious facility.

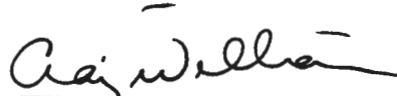
TO:

- Department of Education
- Bureau of Environmental Health
- Department of Public Works
- Department of Inspections, Licenses and Permits
- Department of Recreation and Parks
- Department of Fire and Rescue Services
- State Highway Administration
- MD Depart. of Human Resources, Fran Sterner (child day care)
- Office on Aging, Tricia Olsen (senior assisted living)

COMMENTS: For Phase I: A proposal to convert the existing residential structure to a worship center to serve a maximum visitor population of 40 persons, evaluation of the existing well and septic system would be required.

In that the proposed use represents a reduction in wastewater flow from the current use, there is a certainty that any required upgrades to the well and septic can be accomplished.

For Phase II: A proposal to construct a new and separate facility for a larger use, approval would be subject to satisfactory completion of wet-season percolation testing to determine if on-site wastewater disposal requirements can be satisfied. Whenever new construction or changes in use ~~result~~ increases in flow are involved, there is risk of disapproval if site requirements cannot be satisfied.



(Signature)

IN THE MATTER OF : BEFORE THE HOWARD COUNTY
DAR AL TAQWA, INC. : BOARD OF APPEALS
Petitioner : Case No. BA 94-37E

: : : : : : : : : :

DECISION AND ORDER

On March 21, 1995, the Howard County Board of Appeals met to consider the petition of Dar Al Taqwa, Inc., for a special exception for a religious facility on a parcel of land consisting of six point seven nine (6.79) acres zoned RC-DEO (Rural Conservation, Density Exchange Option) in the Second Election District, located on the north side of Maryland Route 108, about five hundred fifty (550) feet east of Manor Lane, also known as 10740 Route 108, Ellicott City, Howard County, Maryland, and more particularly described as Parcel 12, Block 11, Tax Map 29.

The Petitioner was represented by Richard B. Talkin, Esquire. Mr. James D. Sagmiller, a vicinal property owner, appeared and testified in opposition to the petition. Notice of the hearing was advertised, the property was posted, and the Board members present viewed the property in accordance with the regulations. Since this matter is before the Board of Appeals pursuant to its original jurisdiction, the hearing was conducted in accordance with Section 2.209 of the Howard County Code. Testifying in support of the petition were Mr. Sayed Hassan, the President of the Petitioner; Mr. Mohammed Elmenshawy, an engineer; Mr. Salah ElShanawany, an engineer;

Mr. Khalid Bhatti, an architect; Mr. Raghid Shourvaji, the General-Secretary of the Petitioner. All of the Board members were present; Chairperson Evelyn Tanner presided. Prior to the introduction of testimony, the following items were incorporated into the record by reference:

1. The appropriate provisions of the Howard County Charter;
2. The appropriate provisions of the Howard County Code;
3. The Howard County Zoning Regulations;
4. The General Plan for Howard County;
5. The General Plan of Highways;
6. The Technical Staff Report of the Department of Planning and Zoning recommending approval in part;
7. The recommendation of approval by the Planning Board; and
8. The Petition, Revised Petition and Plats submitted by the Petitioner.

FINDINGS OF FACT

Based upon the evidence and testimony submitted at the hearing, the Board makes the following Findings of Fact:

1. The owner of the subject property, Lillian C. Horney, is aware of and consents to the instant petition. The Petitioner, Dar Al Taqwa, Inc., is the contract purchaser of the subject property, a parcel of land consisting of six point seven nine (6.79) acres zoned RC-DEO (Rural Conservation, Density Exchange Option) in the Second Election District, located on the north side of Maryland Route 108, about five hundred fifty (550) feet east of Manor Lane, directly north of Cedar Lane Park, also known as 10740 Route 108, Ellicott City, Howard County, Maryland. The site is roughly "L" shaped, having two hundred sixty five point three three (265.33) feet of frontage along Route 108, and a rear lot line twelve hundred thirty point eight

seven five 1230.875) feet long. The site is currently improved with a two (2) story frame single family detached dwelling in the southern portion, about seventy two (72) feet north of the front lot line. Large mature trees are located adjacent to the south and northwestern sides of the house. A single story block two (2) car garage is situated northeast of the house; a small shed is located about one hundred fifty (150) feet north of the dwelling, along the western side lot line. The site contains open lawn on the southern portion; the northern portion contains mature trees and vegetation. The site is served by private water and septic system.

2. The Petitioner seeks a special exception for a religious facility, to be constructed in two (2) phases. The initial phase involves converting the existing dwelling into a religious facility, including a five hundred one (501) square foot main assembly hall, an office, new restrooms, a social hall, a kitchen and a new entrance on the northern side; total floor area would comprise fourteen hundred (1,400) square feet. In addition, the Petitioner seeks to install a driveway accessing Route 108 and a ~~forty (40)~~ space parking area north of the house, thirty (30) feet from the eastern side lot line at its closest point. The existing garage structure would be razed; the shed would remain. Type D screening, in accordance with the Howard County Landscaping Manual, is proposed to be planted along the front and side lot lines during Phase 1. A small identification sign may be installed at the front of the site.

3. The Petitioner proposes to obtain a building permit for

the proposed second phase prior to the end of the year 2000. Phase 2 involves construction of a new religious community center structure and a minaret on the northern portion of the site, located three hundred seventy (370) feet north of Route 108, and at least one hundred (100) feet from all lot lines. The proposed building would comprise two (2) sections: the western portion would contain four (4) classrooms and the eastern portion is to contain the worship center. The structure will be thirty four (34) feet tall at its highest point to the east, decreasing in height westward, and comprise a total of nine thousand eight hundred (9,800) square feet, accommodating an anticipated one hundred twenty (120) persons. The Revised Special Exception plan notes that the Phase 2 building will be constructed of "steel frame with composit [SIC] masonry and EIFS (Exterior Insulating Finish System) or dry wet walls, metal and clay tile roof". Testimony revealed that the exterior is to be predominantly brick and tile. A detached thirty four (34) foot tall minaret is proposed to be placed at the southeastern corner of the building. The minaret is decorative for identification purposes only and will not be used for calls to prayer; no bells or outdoor amplification will be used. The ground will be cleared and graded approximately twenty (20) to twenty five (25) feet around the building. No kitchen is proposed, but a small canteen area for coffee and refreshments may be installed. An enclosed trash dumpster is proposed to be placed about half way between the Phase 1 and the Phase 2 structure on the western edge of the parking lot. The Phase 2 structure will be screened

on the northern and eastern sides by the existing vegetation, and on the western side by both existing vegetation and proposed Type D landscaping.

4. ~~The parking lot would be expanded to ninety nine (99) parking spaces~~ south of the Phase 2 structure, illuminated with "bollard" or "pedestal" type lighting about four (4) feet tall and casting light downward so as not to shine or reflect onto adjacent properties or roads. The Revised Special Exception Plan indicates fifteen (15) such lights along the perimeter of the parking lot. These lights are to be turned off after conclusion of activities, except as necessary for security. A storm water management area will be situated west of the existing house and proposed Phase 1 parking area. As part of Phase 2, the existing house (the Phase 1 facility), may be reconverted into a caretaker's residence. The Petitioner has made no determination as to whether to connect the site to public water and sewer. All access will remain by way of Route 108; a chain or gate will be installed across the entrance to prohibit access during hours when the facility is not in use. The Petitioner has no objections to the Board prohibiting parking on Route 108 as a condition of approval. The existing shed is to be removed during Phase 2 construction.

5. The Petitioner's Exhibit Number 2 enumerated an activity schedule for both Phase 1 and Phase 2 uses of the site. Daily evening prayer times are determined by the time of sunset and accordingly commence earlier in the winter and later in the summer, typically between 6:00 p.m. and 10:00 p.m., lasting

from twenty (20) to thirty (30) minutes in duration. The Petitioner anticipates an average of between five (5) and ten (10) persons attending the daily prayers in the Phase 1 structure, and ten (10) to twenty (20) persons in the Phase 2 facility. Friday prayer service is held at "high noon", and therefore usually begins between 1:00 and 3:00 p.m., depending on the season, and lasts from forty five (45) minutes to an hour long. The Petitioner anticipates an average of twenty five (25) to thirty five (35) persons attending Friday services in the Phase 1 building and eighty (80) to one hundred twenty (120) attending in the Phase 2 facility. The Petitioner stressed that the projected numbers are the average expected attendance; different people may attend prayers on different days, and the scheduled times do not prevent people from worshipping at other times. Children's religious classes are conducted each weekend between 11:00 a.m. and 4:00 p.m. with each session lasting one hundred twenty (120) minutes. The classes are intended to be conducted one (1) day a weekend, but may be expanded to two (2) days if necessary to accommodate student enrollment. Thirty five (35) to forty five (45) children are expected to attend classes during Phase 1; seventy five (75) to one hundred (100) students are projected in the Phase 2 structure. All classes are to be religious in nature; no academic classes are proposed. Most activities will take place indoors, although a few infrequent activities such as yard sales or picnics may take place outdoors.

6. The protestant, Mr. James D. Sagmiller, testified inter

alia, that he feared the proposed facility will result in increased noise and traffic. Moreover, Mr. Sagmiller stated that the rural character of the area would be diminished by the proposed use. Large farms are located east of the subject property. The area to the north, south and west is residential in character. Approximately twelve hundred (1,200) feet west of the site, on the north side of Route 108, are the Howard County Board of Education offices and the Howard County School of Technology.

CONCLUSIONS OF LAW

Based upon the foregoing Findings of Fact, the Board makes the following Conclusions of Law:

SPECIFIC SPECIAL EXCEPTION CRITERIA FOR RELIGIOUS FACILITIES

1. In regards to section 131.N.45.b. of the Zoning Regulations, the proposed structure will not exceed thirty four (34) feet in height, the R-20 district height limitation.

2. As required by section 131.N.45.a of the Howard County Zoning Regulations, the lot coverage of both planned phases will not exceed twenty five percent (25%) of the six point seven nine (6.79) acre subject property.

GENERAL SPECIAL EXCEPTION CRITERIA

3. In accordance with section 131.B.1 of the Howard County Zoning Regulations, the secluded location and relatively small

size of the use, the quiet, intermittent nature and low intensity of the operation involved in the use, the size of the over six and a half (6 1/2) acre site in relation to the use, and the location of the site with respect to Route 108 are such that the proposed use will be in harmony with the land uses indicated in the 1990 General Plan for Howard County in the district in which it is located. The fourteen hundred (1,400) square foot area of Phase 1 is small in comparison to the size of the site. The nine thousand eight hundred (9,800) square foot Phase 2 structure is consistent with the nearby institutional structures and is compatible with the rural residential land uses; the size of the Phase 2 facility and the size of the site allow sufficient area for heavy screening from vicinal residences.

4. Section 131.B.2 of the Zoning Regulations requires that the proposed use not "adversely affect" vicinal properties. The Maryland Court of Appeals established the following standard to determine if a requested special exception use would have an adverse effect and therefore, should be denied, is "whether there are facts and circumstances that show that the particular use at the particular location proposed would have any adverse effects above and beyond those inherently associated with such a special exception use irrespective of its location within the zone." Shultz v. Pritts, 291 Md. 1 at 15, 432 A.2d 1319 at 1327.

The only impacts, "adverse" or otherwise, which can reasonably be expected by the use upon vicinal properties is

vehicular traffic entering and exiting the site, primarily during off-peak hours. The site is to be screened from vicinal properties with a heavy "Type D" landscaping in accordance with the Howard County Landscaping Manual. Given the quiet, intermittent indoor nature of the use, the Board finds that the proposed use will not generate any noise, dust or fumes; no outdoor amplification is proposed. No significant exterior lighting is proposed; parking lot lighting will be screened from vicinal properties and turned off shortly after the conclusion of activities on the site, except as necessary for security. Access onto the site will be prohibited when the facility is not in use. The Board affirmatively concludes that the proposed use, subject to conditions of approval to mitigate the effects of the use, will not create any adverse effects upon vicinal properties over and above those effects inherent in a religious facility use in the R-20 district contemplated in the Zoning Regulations.

5. With respect to section 131.B.3 of the Zoning Regulations, the location, nature and height of the proposed structure, and the nature and extent of the existing buffering and proposed landscaping are such that the use will not hinder or discourage the development and use of adjacent land. The structure will comply with all height and bulk regulations, is to be screened with heavy vegetation, and located at least one hundred (100) feet from all lot lines. No noise, dust, fumes, or light will emanate from the site onto adjacent properties.

6. In accordance with section 131.B.4 of the Howard County Zoning Regulations, the forty (40) proposed Phase 1 and ninety nine (99) proposed Phase 2 parking spaces are adequate for the use, and the proposed ingress and egress drive is designed to achieve maximum safety.

ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law, it is this 25th day of May, 1995, by the Howard County Board of Appeals, ORDERED:

That the petition of Dar Al Taqwa, Inc., for a special exception for a religious facility be, and the same is hereby, **GRANTED**, subject to the following conditions:

1. The Petitioner shall comply with all applicable Federal, State and County laws and regulations, including the requirements of the State Highway Administration concerning access and road improvements.

2. The Petitioner shall install a gate or chain across the entrance to facility, so as to prevent access during hours when the facility is not in use.

3. The approval for Phase 2 shall become void unless a building permit for the Phase 2 improvements is obtained on or before December 31, 2000.

4. The eastern, western and southern lot lines shall be screened as indicated on Petitioner's "Revised Plan for Phase I and II", dated "1-11-95", with Type D landscaping in accordance with the Howard County Landscaping Manual.

5. The granted special exception shall apply solely to the proposed religious facility as indicated in the "Revised Plan for Phase I and II", and not to any other structures, additions, activities, or uses.

6. The Phase 2 structure shall be located as indicated on Petitioner's "Revised Plan for Phase I and II", set back at least one hundred (100) feet from all lot lines.

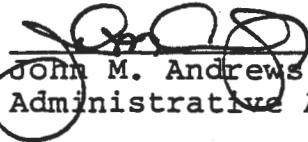
Dar Al Taqwa, Inc., Petitioner
Case No. BA 94-37E
Decision and Order

7. All exterior lighting shall be low level "bollard" style fixtures, directed downward and inward so as not to shine or reflect onto adjacent properties or roads.

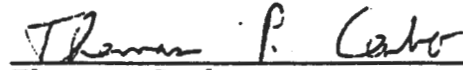
8. No bells or outdoor amplification shall be used on site.

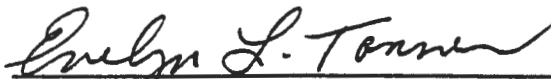
HOWARD COUNTY BOARD OF APPEALS

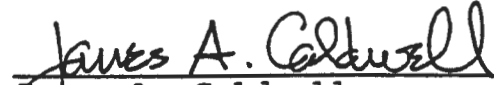
ATTEST:


John M. Andrews, Jr.
Administrative Assistant

APPROVED AS TO FORM:
HOWARD COUNTY OFFICE OF LAW
BARBARA M. COOK
COUNTY SOLICITOR


Thomas Carbo
Senior Assistant
County Solicitor


Evelyn Tanner, Chairperson


James A. Caldwell
Vice Chairperson

~~Absent at time of signing~~
George L. Layman


Margaret Rutter

NIA
Jerry L. Rushing



Howard County

Internal Memorandum

Subject: *Dar Al Taqwa, Incorporated*
Board of Appeals Case No. 94-37E

To: Craig Williams, Chief
Water and Sewer Division
Bureau of Environmental Health

From: William F. O'Brien, Chief *BoB*
Division of Comprehensive Planning
and Zoning Administration

Date: October 26, 1994

The subject case is scheduled to be heard at the Planning Board meeting on November 9, 1994. Due to the issue of the potential for impacts on the well and sewerage systems in both phases of the development, this is a second request as to whether your agency has any comments on the subject case. Please contact Bob Lalush at 313-2393 if you have any questions about the case.

JK
WFO:jrl

JANE -
CAN YOU LOCATE
LOT E116?

~~9-29-94~~
10-5-94

Craig

10/27 (CW)

Due 10-13

BA-94-37E

DAR-AL-TAQWA

10740 RT. 108

North side

near Manor Lane

Old residence for religious facilities

? S.S. presently functioning properly

? Adequate for planned activity

New population

| | | |
|--------|---------|------------|
| daily | 6-10 PM | 10 persons |
| & Fri. | 1-3 " | 30-45 " |
| & Sun. | 12-3 " | 40 " |

LEGEND

- DENOTES A PROPOSED WELL SITE
- DENOTES A PROPOSED PERK HOLE OR BORING
- ▨ THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENTS REQUIRED BY MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.

PAYNE EMILY T T/E
PAYNE MICHAELS
TAX MAP 29
PARCEL 301
BLOCK 11
L 4788/F 563

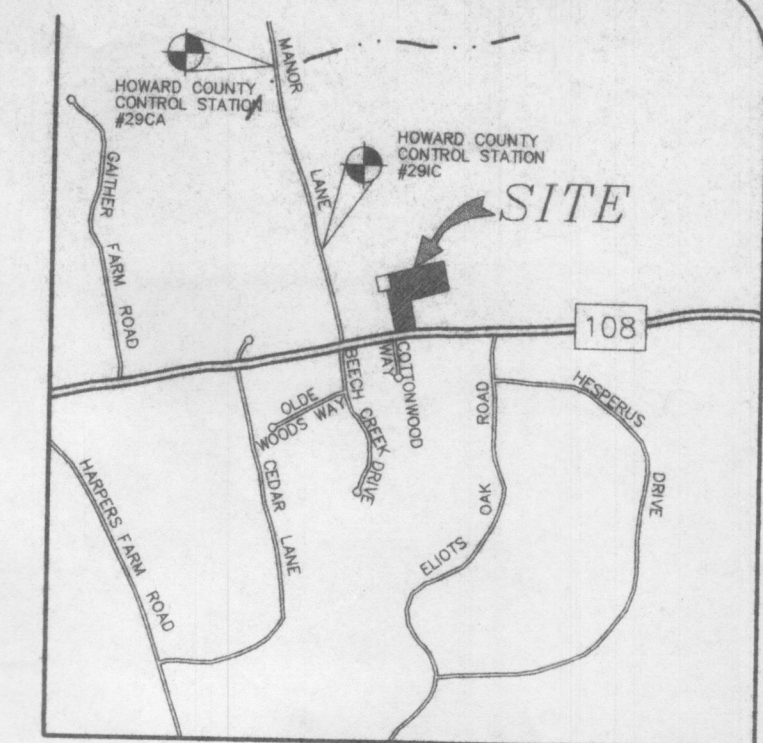
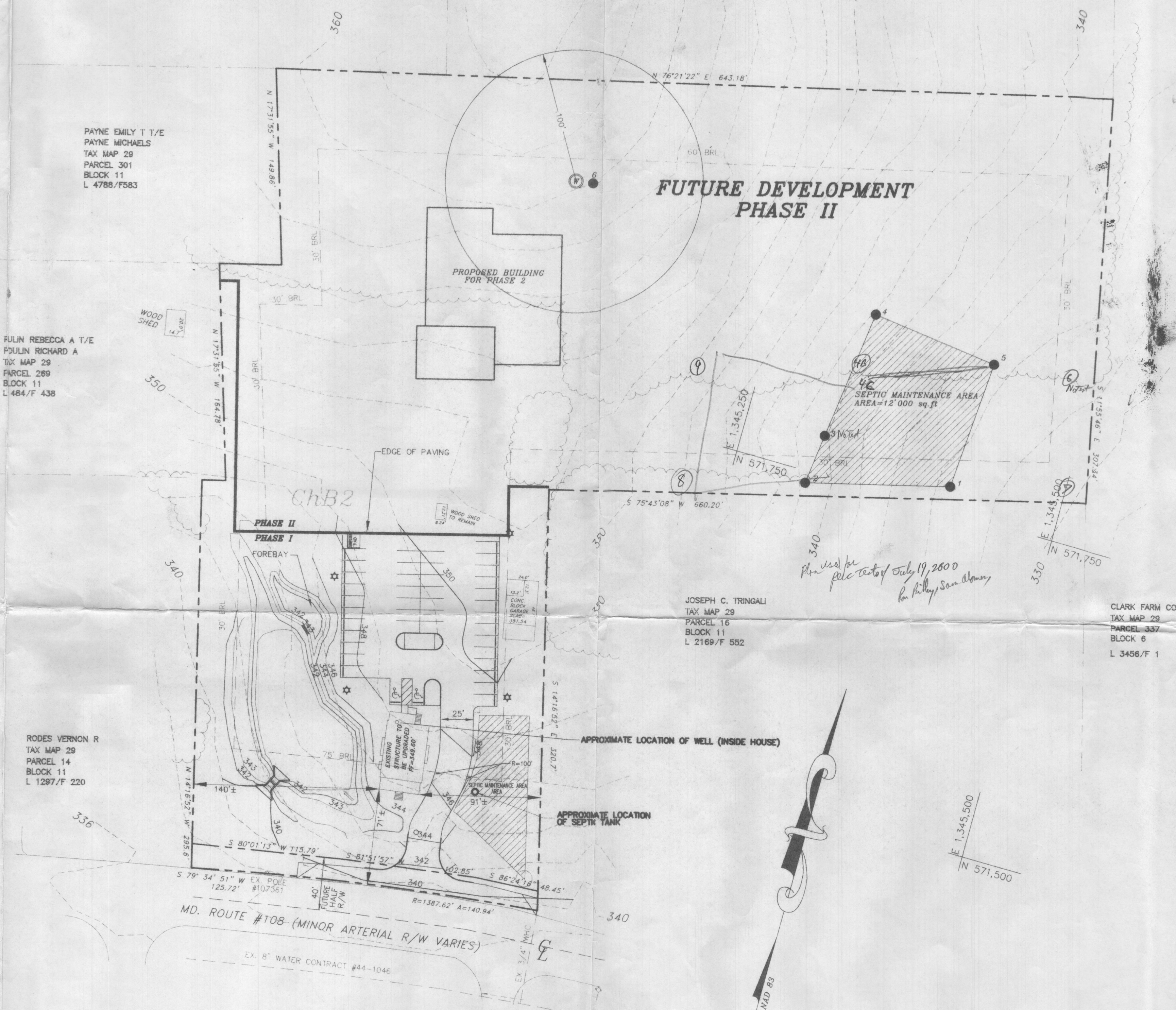
FULIN REBECCA A T/E
FULIN RICHARD A
TAX MAP 29
PARCEL 289
BLOCK 11
L 484/F 438

RODES VERNON R
TAX MAP 29
PARCEL 14
BLOCK 11
L 1297/F 220

JAMES T. TRUBY
TAX MAP 29
PARCEL 11, LOT 2
BLOCK 11
L 1304/F 597

WILLIAM STEVENS
TAX MAP 29
PARCEL 11, LOT 1
BLOCK 11
L 220/F 182

**FUTURE DEVELOPMENT
PHASE II**



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

1. TAX MAP: 29 - PARCEL: 12 - BLOCK: 11
2. EX. ZONING: RC-DEO
3. GROSS AREA OF SITE: 6.52± Ac
4. DEED REFERENCE: 3510/380
5. BOUNDARY AND TOPOGRAPHY SURVEY PERFORMED BY NTT ASSOCIATES, INC. ON OR ABOUT AUGUST 1995.
6. SOILS AREA BASED ON HOWARD COUNTY SOILS MAP # 19
7. PRIVATE WELL AND SEPTIC AREA TO BE UTILIZED.
8. PROPOSED USE: RELIGIOUS FACILITY.
9. HOWARD COUNTY CONTROL STATIONS No. 29CA AND 29C
STA. No. 29CA N 574,526.1048
E 1,345,533.7490
STA. No. 29C N 572,323.5403
E 1,344,112.2704
10. NO WETLANDS, FLOODPLAINS, OR BURIAL SITES EXIST ON THE SITE

*Plan used for file entry of July 19, 2000
for Father/Son Allow*

SOIL CLASSIFICATION

chB2: CHESTER SILT LOAM 3 TO 8% SLOPES, MODERATELY ERODED (TYPE B) (SEWAGE DISPOSAL FIELDS: SLIGHT)

APPROVED:
FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER _____ DATE _____



*For Phase II
5/22/00 T.C.E. Small Over (approx 40-90-0288)
will have 120 person peak for services (North of 50 people 5x parking)
Small kitchen for coffee, juice - Small kitchen - No kitchen beyond
classroom. Mon-Fri 9-5, Sat 10-5, Sun 10-5
10-15000 sq ft area should suffice for phase II. (not the 600-7500 sq ft area)
4/19/00 to give my car to the
They'll call to schedule a meeting to discuss use
Laying of septic permits sitting a permit hole, etc.
5/2/00 Responding to emergency, from Mon, etc.
TELEPHONE MESSAGE, I REPEATED RAN'S
REQUEST FOR ADDITIONAL INFORMATION, I.E.
OWNER/DEVELOPER - TESTING CAPACITY
DAR AL TAQWA, INC. - FULL ON ACTIVITIES
10740 ROUTE 108 - FOOD SERVICE
ELLCOTT CITY, MD 21042*

**MILDENBERG,
BOENDER & ASSOC., INC.**
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland - 21042
(410) 997-0286, Balt. (301) 621-5521, Wash. (410) 997-0288 Fax.

| | | | |
|--------------|----------|-------------|----------|
| Project | 98098 | Date | APR 2000 |
| Illustration | SAA | Engineering | SAA |
| Scale | 1" = 60' | Approval | RH |

| | | | |
|-----------|--|------|--|
| Revisions | | Date | |
| | | | |

TAX MAP 29 PARCEL 12
DAR AL TAQWA
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PERC TEST PLAT



HOWARD COUNTY HEALTH DEPARTMENT

Diane L. Matuszak, M.D., M.P.H., County Health Officer

October 15, 2001

MEMORANDUM

TO: Cindy Hamilton, Chief
Department of Planning & Zoning

FROM: Ronald J. Pinkley, R.S. *RJP*
Water & Sewerage Program

RE: SDP-02-004
Dar Al Taqwa (Phase II)

COMMENTS

The most recent plan revision (Oct. 1, 2001) addressed the August 6, 2001 comments by Mark Rifkin. However, it neglected to properly address my more specific comments on "minor changes to septic system design" as given in my August 30, 2001 letter. Please follow the comments below:

- Despite the septic system design given on page 2, the septic system must be sized to handle at least 400 gpd. Adjust trench length accordingly. At your discretion, you may oversize the new septic as in your last submission.
- Assuming proper spacing and room for an initial plus two replacement septic systems, please state the Maximum Daily Design Flow this Sewage Disposal Easement can accommodate.
- The minimum septic tank size is a 1000-gallon capacity.

Furthermore, the change back to private water supply now requires that an application for a Groundwater Appropriations Permit be made as soon as possible. This should be referenced in the General notes. Further delay here will delay processing the future well and building permits.

The existing well in the basement of the Phase I building is not in compliance and must be properly abandoned and sealed. This requirement was mentioned in the Phase I plans and should again be mentioned in these newer plans. As this older building is to remain, please clarify on the plan if one well will serve both buildings, or show an alternative proposed well site to replace the one to be properly abandoned.



HOWARD COUNTY HEALTH DEPARTMENT

Diane L. Matuszak, M.D., M.P.H., County Health Officer

All well abandonment and well development and testing for yield is to be completed prior to any building permit application approval. This requirement is to be noted in general comments.

Applicant or his engineer should contact Health Dept. to discuss these concerns prior to circulation of SDP for signatures.

If there are any questions regarding this matter, I may be contacted at the address below or by calling (410) 313-2640.

cc: Mildenberg, Boender
File

To: Ron

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 10-1-01

P&Z File No. SDP-02-04

Department of Planning and Zoning

- Transportation Planning
Historic Preservation
Comprehensive Planning and Zoning Administration
Research Return to B. Barth
Address Coordinator

- Agricultural Preservation
Development Engineering Division
Forest Conservation Planner
File

REVISED 10-1-01

Agencies

- Soil Conservation District
Department of Inspections, Licenses & Permits
Department of Fire and Rescue Services
State Highway Administration
Bureau of Environmental Health
Board of Education
Recreation and Parks

- Tax Assessment
Bell Atlantic Telephone
BG&E
Cable TV
Police
MTA
Finance
DPW, Real Estate Services
DPW, Construction and Inspection
DPW, Bureau of Utilities

RE: Dar Al Tagawa

ENCLOSED FOR YOUR THE ENCLOSED -> Signature Approval Original -> Review & Comments Files

Table with 2 columns: Plans, # of Sheets. Includes items like Sketch Plan, Prel Equiv Sketch Plan, Preliminary Plan, Final Plat, Final Constr Plans (RDS), Final Development Plan, Site Development Plan (15), Landscape Plan, Grading Plan, House Type Revision Plan, Water and Sewer Plan.

- Supplemental Documents: Wetlands Report, Soils/Topo Map/Drain Area Map, FSD/FCP/Worksheet and Application, Declaration of Intent, Drainage and/or Computation/Pond Safety Comps, Preliminary Road Profiles, APFO Roads Test/Mitigation Plan (letter from Mars), Traffic Study/Noise Study, Sight Distance Analysis, Floodplain Study, Stormwater Management Comps., Industrial Waste Survey (DPW), Road Poster Form Letter, Response Letter, Perc Plat, Scenic Road Exhibits

Applications

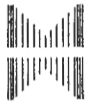
- Waiver Petition Applic/Exhibit
Planning Board Applic
ASDP/CSDP Application
DED Application/Checklist
DED Fee Receipt/Deeds/Cost Estimate

WAS: Received, Received and Revised, Tentatively Approved, Approved, Recorded, On 10-1-01

COMMENTS: see Attached Comments. COMMENTS DUE BY: 10-17-01

mpj

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.



October 1, 2001

Ms. Cindy Hamilton, Chief
Division of Land Development
3430 Court House Drive
Ellicott City, MD 21043

REVISED
10-1-01

RE: Dar Al Taqwa, **SDP-02-04**
Revised Site Development Plan Submission

Dear Ms. Hamilton:

On behalf of our client, Dar Al Taqwa, Inc., we are submitting the following Site Development Plan Package for your review and approval:

1. Fifteen (15) sets of the Revised Site Development Plan (2 for DLD, 4 for DED, 5 for MSHA, 1 for health, 1 for Inspections, 1 Fire & Rescue, 1 HSCD)
2. Three (3) copy of the letter from Mars Traffic Group Verifying that the project does not need an APFO study. (1 for DED, 1 for DLD, 1 for MSHA).
3. Two (2) copies of the correspondence regarding Dar Al-Taqwa Inc. trying to by part of parcel 16 in order to provide the required deceleration lane by state Highway. (1 DLD, 1 MSHA)
4. Two (2) copies of the proposed and existing drainage area maps under phase I (1 DLD, 1 DED)

The following should be noted concerning this Submission:

1. No APFO study is required (see attached letter from Mars Traffic Group).
2. This project is exempt from the Forest Conservation requirements. The total clearing under both phases is less than 40,000 sq.ft. No FC/FS is required.
3. No Stormwater management study is required. The bond under phase I was designed to include both phases as shown in the included drainage areas. Stormwater management is provided under approved phase I (SDP-97-138)
4. The DED Checklist that was Submitted in the initial Submission was the most resent.

The Following is a point by point response for the comments by:

Division of Land Development (Aug. 15, 2001):

Sheet 1:

1. The title has been updated on all sheets
2. The note has been updated.
3. As per talks with Mr. Charles Dammers (chief, DED) the project is outside the planned service area. No public water or sewer will be provided for this project.
4. As stated on the declaration of intent, the exemption is for parcel 12, this was meant to include both phases, note 17 has been expanded to include this.
5. The information in the data analysis chart has been updated.
6. Surety amount has been corrected as requested.
7. Dar Al-Taqwa Inc. is still in the process of finalizing the Arch. Plans for the structure. The minaret and the courtyard have been removed from the design. The final floor layout will be shown and submitted at the building permit stage. The purpose of this site plan is only to site the building the interior details and proper documentation will be submitted at the proper time.
8. The required notes have been added.
9. There is no need for such a letter, the decision and order gives the applicant the Option to transform the existing structure or keep it for religious uses.
10. The LOD area has been updated.
11. The address has been updated.

Sheet 2:

1. The LOD has been shifted away from the Dumpster.
2. The totals has been updated. Please note that some on the spaces need only striping, since the pavement was done under phase I. That was the reason for the shown LOD.
3. Please see # 7. The building is 100' from any property line.
4. The required note has been added.
5. The parking areas have been labeled as required.
6. Understood.
7. Please see below.
8. The detail has been added.
9. The line dimensions are now clear.

Landscaping:

1. Perimeter 10 calculations have been adjusted on the plans, charts, schedules...etc.
2. Perimeters have been shaded as required, The limits of the phases has also bee labeled.
3. Parking spaces corrected as required.
4. Credited islands have been corrected as required.
5. The note has been revised.
6. The heavy dark lines are the phases and have been labeled as such.
7. Note and certificate has been added as requested.
8. Dimensions have been made more legible.

Forest Conservation:

1. Both Phases were combined for the declaration of intent. The declaration does pertain.
2. Understood.

Agricultural Land Preservation Program (July 30, 2001):

The adjacent property has been identified as requested.

Development Engineering Division (Aug 2, 2001):

- I.D. The notes have been added as requested.
- I.G. The plan has a minimum of thee grid ticks.
- II.C. The contours have been extended and the required information added. The limit of the new pavement is labeled on the plan.
- II.E. As per talks with Mr. Charles Dammers (chief, DED) the project is outside the planned service area. No public water or sewer will be provided for this project.
- II.F. The SWM management is provided under Approved Phase I. One copy of the drainage area maps has been included in this submission.
- II.G. The required labels have been added.
- II.M. The Dumpster and its detail is constructed under Phase I.
- III.A. The swale has been armored with erosion control matting they now meet the required maximum allowed capacity.
- III.B. Please see III.A.
- III.C. The whole site has the same soil type. And it is shown on the plans.
- IV.B. The limit of disturbance has been updated.
- V.C. The sequence of construction need not be updated.
- VI.A. SHC profile has been added to sheet 3.
- VI. E. The Outfall has been armored with Rip-Rap.

VII.A. A letter from Mars Traffic Group is part of this submission regarding the APFO study.

VIII. No SWM study is required. SWM is provided by the pond designed and approved under phase I.

General Comments:

1. A fire Hydrant has been added at the site entrance as per the meeting held with Fire and rescue, DLD and health.
2. Understood.

Maryland State Highway Administration (July 31, 2001):

A copy of the correspondence between Dar Al-Taqwa Inc. and parcel 16 owner has been attached to this submission. Dar Al-Taqwa Inc. Has forwarded a reasonable offer to the owner of the adjacent parcel in order to provide the required Deceleration lane. The owner of that parcel refused that offer.

Howard County Health Department (Aug. 6, 2001):

As per talks with Mr. Charles Dammers (chief, DED) the project is outside the planned service area. No public water or sewer will be provided for this project.

Private water will be utilized. A pressurized system will provide the building with the required Sprinkler System. The Fire hydrant will not be inside the site; it will be on route 108.

Please note that the number of persons has been updated to match the decision and order of 120. The septic system has been designed accordingly.

Department of inspections (July 31, 2001):

1. A pressurized system will provide the building with the required Sprinkler System.
2. The Basement and First Floor elevations have been shown on the plans.
3. Dimensions have been provided as required.
4. Additional spot Elevations has been added.
5. All the front entrance area is flat.
6. There are no public WHC. Private well will be utilized.

Bureau of life safety (Aug. 2, 2001):

A fire hydrant has been added to the site entrance as per our discussion. A pressurized system will provide the building with the required Sprinkler System.

Howard Soil Conservation District. (Aug. 1, 2001):

1. The Pond has been Designed under Phase I. The DA is actually smaller. No need to

October 1, 2001

Ms. Cindy Hamilton

5 of 5

- check the capacity again since this has been done and approved under SDP-97-138.
2. The table is shown on the left hand side of the plan.
 3. Erosion Control Matting has been added.
 4. A detail for the erosion control matting has been added.
 5. DA is 1.7 Ac. No TSWM is needed.

Very truly yours
MILDENBERG, BOENDER & ASSOCIATES, INC.

Samer Alomar
Project Manager

cc: Sayed Hasan, w/enc.

96098\WP\098-015-DPZ.Doc

RSP



DEPARTMENT OF PLANNING & ZONING

Joseph W. Rutter, Jr., Director

August 15, 2001

Sayed Hassan
Dar Al Taqwa
10740 Route 108
Ellicott City, Maryland 21042

RE: SDP 02-04/Dar Al Taqwa
Community Religious Center

Dear Mr. Hassan:

The Subdivision Review Committee has determined that the above referenced plan does not conform with the objectives of the Howard County Subdivision and Land Development Regulations. The enclosed comments must be addressed in a **revised** plan submission within **45 days** from the date of this letter (by **September 29, 2001**). If the revised plan submission is not received by that date, your plan submission will become null and void in accordance with Section 16.156 of the Howard County Subdivision and Land Development Regulations. After that date, any plans resubmitted must be processed as a new site development plan application.

You will be required to comply with all plan submission requirements and regulations in effect at the time of resubmission. This Department cannot consider requests for extensions of time for your project beyond the deadlines and milestones established by the Adequate Public Facilities Ordinance. Complete sets of the revised plans must be submitted to this Department, along with written narrative responding to the Subdivision Review Committee comments. Please assemble and package the sets, each with a written response letter as follows:

| AGENCY | NO.OF SETS | SUPPORT DATA (Traffic,floodplain,SWM, etc.) |
|------------------------------|------------|--|
| Division of Land Development | 2 | FC/FS Plans, Worksheet/Application |
| Development Engineering | 4 | 3 APFO Roads Test/1SWM |
| State Highway Administration | 5 | 5 APFO Roads Test |
| Health Department | 1 | |
| Inspections & Permits | 1 | |
| Fire & Rescue | 1 | |
| Soil Conservation Service | 1 | |



Page 2
SDP 02-04

If you have any questions regarding a specific comment, please contact the review agency prior to preparing the revised plan. Compliance with all conditions and/or corrections is required before the revised plans will be accepted. Contact Ms. Carol Stirn of this Department (410) 313-2350, to schedule an appointment to submit the revised plans. Attach a copy of this letter to the Division of Land Development revised plan package to be used as a submission checklist. Should you have any questions regarding this matter, please contact Brenda Barth (410) 313-2350, at your convenience.

Sincerely,



Kent Sheubrooks
Division of Land Development

 :btb/attachments
cc: Research/DED/SCS/
F&R/DILP/SHA
Mildenberg, Boender & Assoc.

DEPARTMENT OF PLANNING AND ZONING
 Division of Land Development
 Comments

RE: SDP 02-04
 Dar Al Taqwa, Phase II

August 15, 2001

SHEET 1:

1. Please add to the Title, all sheets: Dar Al Taqwa, Phase II, "Community Religious Center."
2. Correct the Board of Appeals File Number located in Note No. 15 and add the "Conditions of Approval" as listed in the Decision & Order for the Board of Appeals Case.
3. Correct Note No. 8, the signature line for the Health Department which indicates for "private water and sewer" and the permit Information Block regarding the water code as appropriate per the enclosed comments from the Health Department. Add the following note: This site is serviced by public water; contract number _____ and private sewer.
4. Add a note which addresses Forest Conservation. The Declaration of Intent for clearing of less than 40,000 sq.ft. of forest on this site must also include the area of clearing done under Phase I. If both phases exceeds 40,000 sq.ft. of clearing, forest conservation/delineation plans, application and worksheet must be submitted for this project.
5. Revise the information contained in the following columns of the Site Analysis Data Chart to indicate:

Total Area of Project: 6.79 acres (Phase I and Phase II/Parcel I2)
 Limit of Disturbance: _____ acres/Phase I _____ acres/Phase II
 Total Area of Disturbance (Phase I and II) _____ acres

Purpose: Phase II Construction of a new two story Community Religious Center with Classrooms, detached marinet and parking are in accordance with BA Case No. 94-37E

| | Phase I | Phase II | |
|---|---------------|----------------|-------|
| "Floor Area Per Floor" _____ sq.ft. | | | |
| Parking spaces required "Per area of main assembly" 10 spaces/1000 sq.ft. | Phase I 10 | Phase II 17 | Total |
| Parking spaces provided (Includes 2 handicapped) | 41 | 58 | |
| Handicapped spaces required | 2 | 2 | 4 |
| Handicapped spaces provided | 2 | 2 | 4 |

6. Correct the surety amount and number of required plantings in accordance with the landscape comments.

7. Revise the building elevations/profile and height profile to indicate the following:

Show and dimension the building footprint which was approved by the Board of Appeals. Per the exhibits filed with the Board of Appeals case a courtyard was proposed, as well as a detached marinet. Show, dimension and label the basement areaway.

Label all entrances, to include "Main Entrance" and "Female/Male Main Entrance" (if applicable)

Show a floor layout on a floor by floor basis which labels the use of each room.

Show and dimension a footprint and include the height profile of the detached marinet. Label the marinet as: For decorative purposes only. Not to be used for calls to prayer, no bells and no outdoor amplifications allowed in accordance with BA Case No. 94-37E

Add the following note (as applicable): Only the first floor of the Community Religious Center consisting of _____ sq.ft. shall be utilized for religious assembly as approved by the Board of Appeals in BA Case No. 94-37E. There is no kitchen proposed.

8. Add the following note:

No new construction or building extensions/additions are permitted without further approval from the Board of Appeals. This site development plan does not grant approval for any signs to be erected on the property.

There shall be no outdoor lighting on the building and no parking area lighting except the proposed bollard type lighting as approved by the Board of Appeals in BA Case No. 94-37E. Parking lot lighting shall be turned off after all activities except those necessary for security purposes.

9. Provide written verification from the Division of Public Service and Zoning Administration Division indicating that the existing structure approved under Phase I may continue to be utilized for religious assembly once Phase II is completed. Add a note which indicates the future use of this building.

10. Area of disturbance located in the Site Data Chart does not match Note No. 7, Sheet 3.
11. Coordinate addresses for this site with the Address Coordinator, Dick Jordon at (410) 313-3425 and revise the address chart accordingly.

SHEET 2:

1. In accordance with the Board of Appeals hearing, the dumpster approved under Phase I was to be enclosed. Verify that Phase II will not effect the enclosure since it appears that the LOD runs against the dumpster area.
2. Correct the totals of each area of parking spaces contained within Phase I to those as previously approved under SDP 97-138. Correct the LOD line and move the "SF" southward so as to include all proposed parking spaces to be provided under Phase II. Correct the totals of each areas of parking spaces to: 7 to 8; 5 to 7 (two places).
3. The building footprint must be to scale and must match the footprint as approved by the Board of Appeals and as shown on Sheet 1. The courtyard has not been shown and the marinet is missing; also, show any play areas, proposed fencing, etc. Label the building footprint "Proposed Community Religious Center and Classrooms." Label and dimension the marinet from the property lines. Per the Board of Appeals Decision and Order, all structures must be a minimum of 100' from the property lines.
4. Add "Vehicular Ingress/Egress Restricted" notes along the frontage of MD Route 108, except at the access driveway.
5. Dimension the parking areas of Phase II from adjoining property lines. Label the 30' building restriction lines where adjoining parking areas as "30' BRL and Use Setback." Label the eastern portion of the setback line from the seven parking spaces proposed within Phase II.
6. You are advised that written documentation must be provided from the Health Department that all wells have been sealed at the time of submission of the site development plan originals. Add the following note: All existing wells must be properly abandoned and sealed as required by the Howard County Health Department prior to the start of construction on this site.
7. Address the enclosed comments from the Agricultural Land Preservation Program Administrator.
8. Add the detail for the parking area "bollard lights."
9. You are advised that several property line dimensions are not discernible.

LANDSCAPING:

1. Credit cannot be taken for existing vegetation along P.10, westward from the property line for approximately 110', since the treeline to remain is less than 20' in width or identify existing trees "to remain" to receive credit. Correct all charts, plant schedules and surety notes, as applicable.
2. Shadow in previously approved perimeter lines and label: Phase I Plantings per SDP 97-138.
3. Correct number of parking spaces provided in Schedule B to 58.
4. Dimension the width of the parking islands; 12' minimum is required.
5. Correct Note No. 1 of the Notes to indicate: Existing landscaping around the forebay (correct spelling) and SWM Pond to be removed and replanted after grading has been completed in the same approximate location.
6. Verify what the heavy dark lines are along the southern and western LOD line.
7. Add a surety note, number of required plantings and surety amount and also add the standard Developer's Landscape Certificate.
8. You are advised that several property line dimensions are not discernible due to the overlay of drafting lines, and therefore, linear footage for perimeter landscaping could not be determined.

FOREST CONSERVATION:

1. A Declaration of Intent for clearing less than 40,000 sq.ft. of existing forest will not pertain to this site since the area of disturbance for Phase I and Phase II must be combined.
2. Further comments may be generated upon review of the forest conservation plan.

:btb



Howard County

Agricultural Land Preservation Program

MEMORANDUM

Subject: SDP-02-04, Dar Al Taqwa

To: Cynthia S. Hamilton, Chief, Division of Land Development

Through: Elmina J. Hilsenrath, Chief, Division of Environmental and Community Planning *EJH*

From: Jeffrey C. Everett, Agricultural Land Preservation Program Administrator *JCE*

Date: July 30, 2001

The above referenced site development plan has been reviewed for compliance with the requirements of the Howard County Agricultural Land Preservation Program, and the following comments are forwarded for your review:

1. Parcel 337, which is adjacent to the Dar Al Taqwa Property, needs to be identified as an easement held by the Maryland Agricultural Land Preservation Foundation - Easement # 13-02-79-01A1se. Furthermore, it needs to be labeled with the current owner's name (Clark), Liber/Folio number, and deed reference.

Please forward a copy of any revisions to this plan to the Agricultural Land Preservation Program. Please call Jeff Everett at (410) 313-5407 if you need additional information.

Attachment

cc: AgRead File

T:\AGPRES\SRC Comments\2001 Comments\SDP-02-04.wpd

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